

## **PART 10 UNIVERSITY DISTRICT PLAN**

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#### **MAPS**

### **Background**

#### **Orientation**

The University Planning District is bounded by the Norfolk and Southern Railway on the east, Western Boulevard on the south and Gorman Street and the Beltline on the west. The boundary on the north side of the district runs along Wade Avenue and the southwest branch of Beaver Dam Creek, turning northwards to Anderson Drive, Crabtree Creek and along Crabtree Creek to the railroad.

#### **Existing Land Use and Zoning**

The land use in the University District is primarily single family housing. Over the past decade, the district has experienced a decrease in single family uses, to 41 percent or 1800 acres, and an increase in multifamily uses to 12 percent or 517 acres. The second largest land use, at 27 percent, or 1164 acres, is service related, which includes educational facilities such as NCSU, St. Mary's College, Meredith College and the Governor Moorhead School for the Blind. Vacant land accounts for 248 acres or just 6 percent of the total land area. Office and other uses are each less than 5 percent of the total. About 64 percent of the total land, or 2781 acres in the University District is zoned for residential uses. Office and institutional zoning is applied to 1077 acres, or 25 percent of the total. Industrial zoning covers 265 acres and retail 221 acres, each about 5 percent of the total.

#### **Population and Employment Projections**

In 1991 this district had a population of 38,463 or approximately 16 percent of the Raleigh jurisdiction's total. By 1998 the district had grown to 40,215 persons, making it the third most populous district. Between 1990 and 1998, population increased by 4.5 percent. In 1995 there

were 25,332 jobs in this district; 6 percent retail, 6 percent highway retail, 19 percent office and 63 percent service. University-related jobs are counted as service sector.

## **Systems Plans**

### **Transportation**

The only planned thoroughfare improvement in the University District is an extension from Morgan Street south to Western Boulevard. Public transportation services in the district meet the current demand. Future service will be evaluated according to changing land use intensities and rider preferences. The City continues to rely on transit services supplied by NCSU to its students and faculty. As the North and South Campuses and downtown continue to grow, a more efficient public transportation system may be needed to serve this regional center. The regional rail transit line crosses the southern portion of this district, with two proposed station locations.

### **Water/Wastewater**

Due to increased demand, infrastructure deterioration or inadequate service, renovation or paralleling of existing water lines is planned.

### **Parks**

There is a lack of available park land within the University District. For this reason no park search areas have been identified. Innovative ways of providing the required services must be explored, including cooperative use of University facilities, Dix Hospital property or other. For more information, see the Parks, Recreation and Greenways Plan, Chapter 4 of the Comprehensive Plan.

## **Urban Form and Land Use**

Much of the southern part of the University District is in the Central Area Regional Center. The Cameron Village City Focus and NCSU lie within the regional center. A policy boundary line separates nonresidential land uses associated with the regional center from single family neighborhoods to the north. A plan for the Central Area Regional Center as a whole would be useful because the current district plans segment this important, intense area of activity.

The northern half of the district is primarily residential neighborhoods. Nonresidential uses are concentrated along the U. S. 1/Capital Boulevard gateway corridor transition area; in employment areas on Wake Forest Road, Six Forks Road and Atlantic Avenue; in two neighborhood focus areas; and in two residential retail areas. There are three focus areas and one retail center within an employment area which borders the district. There are also six residential retail areas in or on the edge of the district.

NCSU growth has necessitated the acquisition of property surrounding the campus. The Centennial Campus, in the Southwest Planning District, can aid in relieving some of the growth pressures created by NCSU expansion, and providing additional space for research, commerce and housing.

Some established, low density neighborhoods in this district, especially those close to NCSU, face pressures to redevelop into higher density housing. Neighborhood protection can be achieved by establishing the proper zoning to limit their densities, while encouraging higher density in designated locations. The increases in residential density should be primarily as transitional uses.

Policy boundary lines have been established to set limits on nonresidential uses. Policies to protect residential areas and provide compatible infill are found in the small area plans.

#### **Specific Land Use Recommendations**

Four areas are recommended for low density residential use: A1, Cameron Park; A2, Carson Street; A3, Beechridge Street vacant area; A4, vacant land at Oxford and Carroll streets. Four areas are recommended to develop or redevelop as medium density: B1, eight acres on Carroll Street; B2, vacant parcels behind Mayview Center; B3, Wake School Bus Garage; B4, southwest quadrant of McNeil Street at Wake Forest Road. Two additional areas include: C1, southwest quadrant of Wade Avenue at Dixie Trail for low or medium density; C2, Myrtle Underwood School for possible school or residential redevelopment.

#### **SMALL AREA PLANS**

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